



*Policy Statement 90-3 (February 8, 1990)*

***Room Count Determination  
For Major Capital Improvement  
(MCI) Application Processing***

The New York City Rent Stabilization Code, as amended in 1987, changed the method of calculating Major Capital Improvement (MCI) rent increases from apportioning the increases according to a percentage of the rent for each unit to dividing the approved cost of the MCI by the total number of rooms in the building and determining a per room cost.

The definition of a room for MCI processing is as follows:

- (1) A windowless kitchen containing at least 59 square feet.
- (2) An enclosed area with window containing at least 60 square feet.
- (3) An enclosed area without window containing at least 80 square feet.
- (4) Bathrooms, walk-in closets, etc. are excluded.

The MCI section will use this room count definition to determine the allowable rent increase for both rent controlled and rent stabilized apartments. An owner may submit a revised room count for any pending MCI application, which will be used as the basis for the MCI order. Any adverse determination stemming from a miscount in rooms which arises after an MCI order is issued becomes the responsibility of the owner.

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*This document is being reissued for informational purposes only.*

*The original document which contains signatures of authorization is on file at DHCR's Office of Rent Administration.*

